



Old Broughton Road

Melksham SN12 8BX

- One-bedroom house
- Great investment potential
 - Good transport links
 - Perfect for commuters
 - Viewing recommended
- Ideal for first-time buyers
 - Close to town centre
 - On bus route
- Walking distance to amenities
 - Allocated parking space

£138,000



Living Room

16'8" x 14'8"

Window to front and side elevation, electric storage heater, opening to kitchen and spiral staircase to first floor.

Kitchen

7'3" x 6'1"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, washing machine and free standing oven, window to front elevation.

Bedroom

9'1" x 14'8"

Window to front elevation, built in wardrobes, electric storage heater.



Bathroom

7'3" x 6'2"

Fitted with three piece suite comprising bath with shower over and glass screen, wash hand basin and WC, window to front elevation.



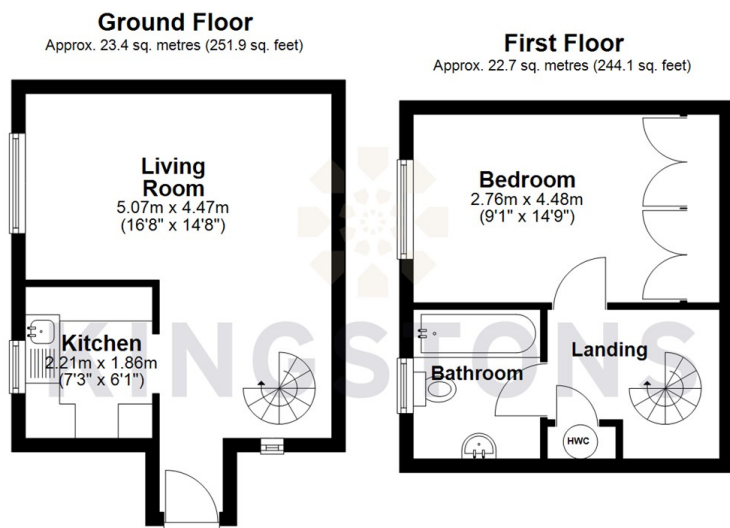
Landing

Doors to bedroom and bathroom,
storage cupboard with hot water tank.

Outside

Outside storage cupboard, front
garden laid to lawn, allocated parking
space.

Local Authority **Wiltshire**
Council Tax Band **A**
EPC Rating **E**



Total area: approx. 46.1 sq. metres (496.0 sq. feet)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.